

**HIGH PRAIRIE SCHOOL DIV. #48**

Pricing on the capital plans below is indicative only. After submissions are sent in to Alberta Infrastructure they are entered in a costing template and the results are available to us. However support prices change often and the final budget on a project award can vary from the costing used on submissions.

**G.P. VANIER SCHOOL, Donnelly*****Project Description*** (year 1)

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**Year One** For year 1 we would request the following 3 related projects for GP Vanier School.

***GP Vanier Modernization Project Description*** (See attachment 4)

A complete modernization of the 1968, 1969 sections and the 1955 Boiler House of the school to address audit items, to facilitate relocation of program needs housed in areas of the school to be demolished, to reconfigure rooms to match the reduced school size, and to allow for the installation of new CTS equipment.

**Reasoning**

The principle driver of the modernization is rightsizing. The school is presently 55% utilized. The concept development study will determine exactly which areas will remain to be modernized, but this application assumes the 1968, 1969 sections and the 1955 Boiler House (4906.8 m<sup>2</sup>) will be modernized. These sections are 45 years old and are ageing well, but the audit identifies numerous building components that are well past design life.

The present under slab ventilation creates a health issue with mold and bacteria growth. The present building mechanical and storage rooms don't have proper fire separation walls nor fire dampers in the ducting. The modernization would address these 2 health and safety issues.

The 1968 and 1969 sections will require extensive reconfiguring before the student population and programs can be accommodated. The older wood frame sections of the school (and most likely to be

demolished) house a band room, 2 computer labs, a Social/English classroom that is equipped with computers for assignments in these programs, a janitor's room and a small gymnasium. All these facility components would have to be recreated in the modernized 1968 & 1969 sections. Items identified in the audit will be addressed through the modernization. New CTS equipment will need to be installed.

The investment in the 1955 boiler house of I.M.R. funds to replace boilers and pumps will be preserved. The concrete block and brick construction of the 1968 and 1969 sections will give many more years of serviceable life for a relatively low investment, and the modernization will reduce O & M costs.

The concept development study would determine the final area to be modernized. This submission will assume that the 1968 and 1969 sections would be modernized. The support rate for a senior high addition is \$2,450. with a location factor of 1.3 yielding \$3185/m<sup>2</sup>. They have an area of 4906.8m<sup>2</sup>. Assume modernization costs at 65% of replacement cost –  $4906.8 \times 3185 \times 0.65 = \$10,158,303.00$

|                            |                |
|----------------------------|----------------|
| Construction cost:         | \$ 10,158,303  |
| Consulting fees (11.15%)   | 1,320,650      |
| Project expenses (2%)      | 203,166        |
| Furniture & Equipment (4%) | 406,332        |
| CTS Equipment              | <u>120,000</u> |
| Subtotal:                  | \$ 12,020,441  |
| Non-refundable GST;        | <u>192,327</u> |
| Total project costs:       | \$ 12,212,768  |

## ***G P Vanier Demolition Project Description*** (See attachment 4)

Demolish a portion of the school to achieve rightsizing. The concept development study will determine how much of the school will be demolished. This application will assume the 1955, 1956, 1962, and 1985 sections except the 1955 boiler house will be demolished (2161.3 m<sup>2</sup>) in order to create a preliminary budget.

### Reasoning

ACU utilization is 55%.

Projected enrollment indicates a slow decline in student population.

Excess space has no other known potential use.

The majority of the space to be demolished is past its expected life.

|                          |               |
|--------------------------|---------------|
| Construction cost:       | \$ 704,568    |
| Consulting fees (11.75%) | 82,787        |
| Project expenses (2%)    | <u>14,091</u> |
| Subtotal:                | \$ 801,446    |
| Non-refundable GST;      | <u>12,823</u> |
| Total project costs:     | \$ 814,269    |

***GP Vanier Gym Addition Project Description*** (See attachment 4)

A 335m<sup>2</sup> Gym replacement addition

**Reasoning**

A gym addition would be required to increase the size of the existing gym from 443M2 to 754m2 to meet the requirements of a 2 station gym needed to accommodate both Junior and Senior High School programs. The capital manual calls for a 645m2 gym. However a dividing curtain would be required so 2 classes could use the gym at the same time. In order to fit 3 badminton courts into each side the 754m2 size of gym would be required given the configuration of the existing 443m2 gym. The additional 311 m2 of usable space will require an addition of 335 m2 to accommodate exterior walls.

The existing small gym at the school would be demolished. This small gym was designed for use when the school served K to 12 and housed the elementary students. It is now being used by the Junior High students, but is not adequate due to a very low ceiling. Basketball or volleyball cannot be accommodated in the small gym. It would not be possible to demolish the wooden wing and save this gym.

The support rate for a senior high addition is \$2,450, with a location factor of 1.3 yielding \$3185/m<sup>2</sup>.  
335m2 x 3185 = \$1,066,975

|                            |               |
|----------------------------|---------------|
| Construction cost:         | \$ 1,066,975  |
| Consulting fees (8.58%)    | 91,546        |
| Project expenses (2%)      | 21,340        |
| Furniture & Equipment (4%) | 42,680        |
| CTS Equipment              | <u>0</u>      |
| Subtotal:                  | \$ 1,222,541  |
| Non-refundable GST;        | <u>19,561</u> |
| Total project costs:       | \$ 1,242,102  |

***Total for 4 G.P. Vanier School Projects:                      \$ 14,306,731***

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**Year Two** For year three we are requesting a major modernization of the 1969 section of E.W. Pratt School.

### E.W. PRATT SCHOOL, High Prairie

#### *EW Pratt Modernization Project Description* (See attachment 5)

Major modernization of the 1968 section of this school (45 years old). Reconfigure the administration suite so administration staff can monitor the student entrance. Upgrading of CTS equipment is required.

#### Reasoning

The major driver for this modernization is the age of the school. Since the FCI is 20.72%, the work required to maintain this school at an acceptable level is far beyond the capability of the Division's IMR funding. The School Division has recently implemented emergency preparedness plans and safety programs. The processes used in the implementation of these 2 programs, and recent incidents at other schools nationwide, indicate a high priority for school administration to be able to monitor the main student entrance. Presently, the administration offices are down a long hallway from the main entrance. The administration suite would be completely reconfigured to allow monitoring of the main entrance. The present under slab ventilation creates a health issue with mold and bacteria growth. The present building mechanical and storage rooms do not have proper fire separation walls nor fire dampers in the ducting. The modernization would address these 2 health and safety issues.

This building was constructed prior to the implementation of CTS programming. The CTS program area and equipment need to be upgraded.

The 1969 section is 4882 m<sup>2</sup>. Assume modernization cost at 65% of new construction. The support rate for a senior high addition is \$2,450, with a location factor of 1.3 yielding \$3185/m<sup>2</sup>.  $4882 \times 3185 \times 0.65 = \$10,106,961$ .

Note - the 1991 section (Technology Building) is not addressed in this submission

|                            |               |
|----------------------------|---------------|
| Construction cost:         | \$ 10,106,961 |
| Consulting fees (11.20%)   | 1,131,980     |
| Project expenses (2%)      | 202,139       |
| Furniture & Equipment (4%) | 404,278       |
| CTS Equipment              | 120,000       |
| Subtotal:                  | \$ 11,965,358 |
| Non-refundable GST;        | 191,446       |
| Total project costs:       | \$ 12,156,804 |